



TWO BRAND NEW 4 BED 3 BATH 1,981SQFT FAMILY HOMES

53 Elstree Road, Bushey Heath, Hertfordshire, WD23 4GJ

ROBSONS
LAND & NEW HOMES



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FAMILY ROOM & KITCHEN TO LOWER GROUND FLOOR WITH BOSCH INTEGRATED APPLIANCES • FITTED UTILITY ROOM & GUEST CLOAKROOM ALSO TO LOWER GROUND FLOOR • LIVING ROOM TO GROUND FLOOR • GUEST CLOAKROOM TO GROUND FLOOR • PRINCIPLE BEDROOM WITH FITTED WARDROBES & ENSUITE SHOWER ROOM TO 1ST FLOOR • GUEST SUITE TO 1ST FLOOR & BEDROOM 3, BEDROOM/STUDY & FAMILY BATHROOM TO GROUND FLOOR • HIGH EFFICIENCY GAS CENTRAL HEATING BOILER WITH PRESSURISED HOTWATER STORAGE SYSTEM • UPVC DOUBLE GLAZED WINDOWS • CAT 6 CABLING • PRE-WIRED ALARM SYSTEM • LANDSCAPED REAR GARDEN WITH TERRACE • BUILDZONE 10 YEAR BUILD WARRANTY • PARKING FOR APPROXIMATELY 2 CARS

GUIDE PRICE: £850,000 EACH - TENURE: FREEHOLD - ENERGY EFFICIENCY RATING: TBC - LOCAL AUTHORITY; HERTSMERE COUNTY COUNCIL

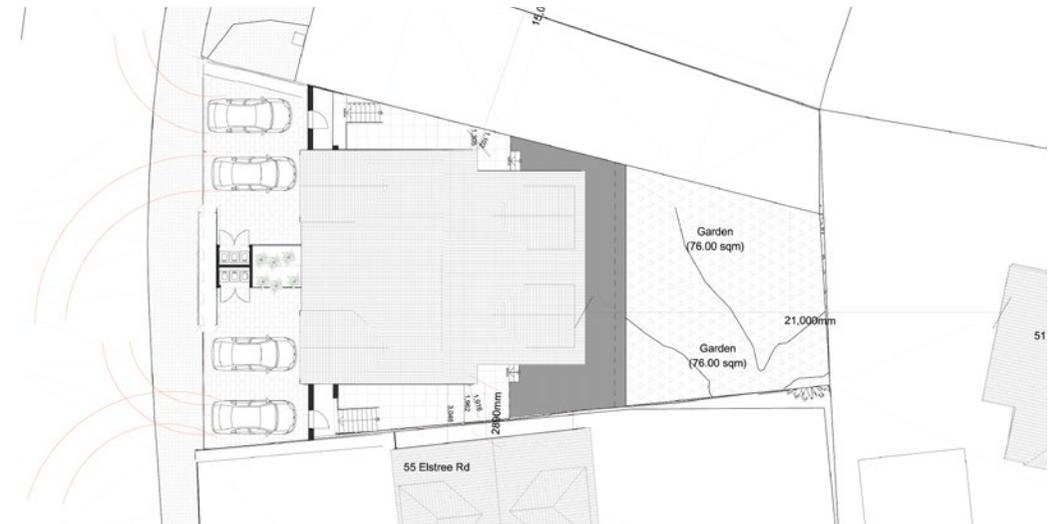
These two brand new family homes provide the perfect backdrop to raise families within one of Hertfordshire's most desired locations, offering village charm in the rural suburbs. This property provides the definitive answer to modern living with country charm. The architecture is in keeping with the local character, while the interiors reveal sleek, contemporary comfort and beautifully designed, practical and flexible living space. Throughout the design and build quality and energy-efficiency have been the guiding principles. This home is equipped with low-energy appliances, high performance materials together with media and communications that allow you to work from home and to effortlessly entertain your friends and guests.

These homes are conveniently situated close to local shops, restaurants and cafes. Additionally Bushey Spire private hospital, places of worship and Hartsbourne Golf and Country Club are all within the area. Bushey also offers excellent transport links to London, Watford and the M1 motorway. Bushey Heath is easily accessible to central

London via Bushey Mainline Silverlink station and the Jubilee line from Stanmore, which also connects directly to the West End. Junction 5 of the M1 and Junction 19 of the M25 provide excellent connections to London, Heathrow Airport and the UK motorway network. Some of the finest private and state schools are also easily accessible to this location.

DISCLAIMER

Floorplans shown are for approximate measurements only & may vary within a tolerance of 5%. The information in this document (including the CGI's and plans) are indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters under the Consumer Protection Regulations 2014. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Not all domestic appliances have an EU energy label.

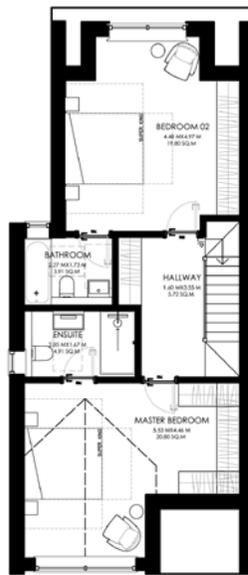




01 LOWER GROUND FLOOR



03 GROUND FLOOR

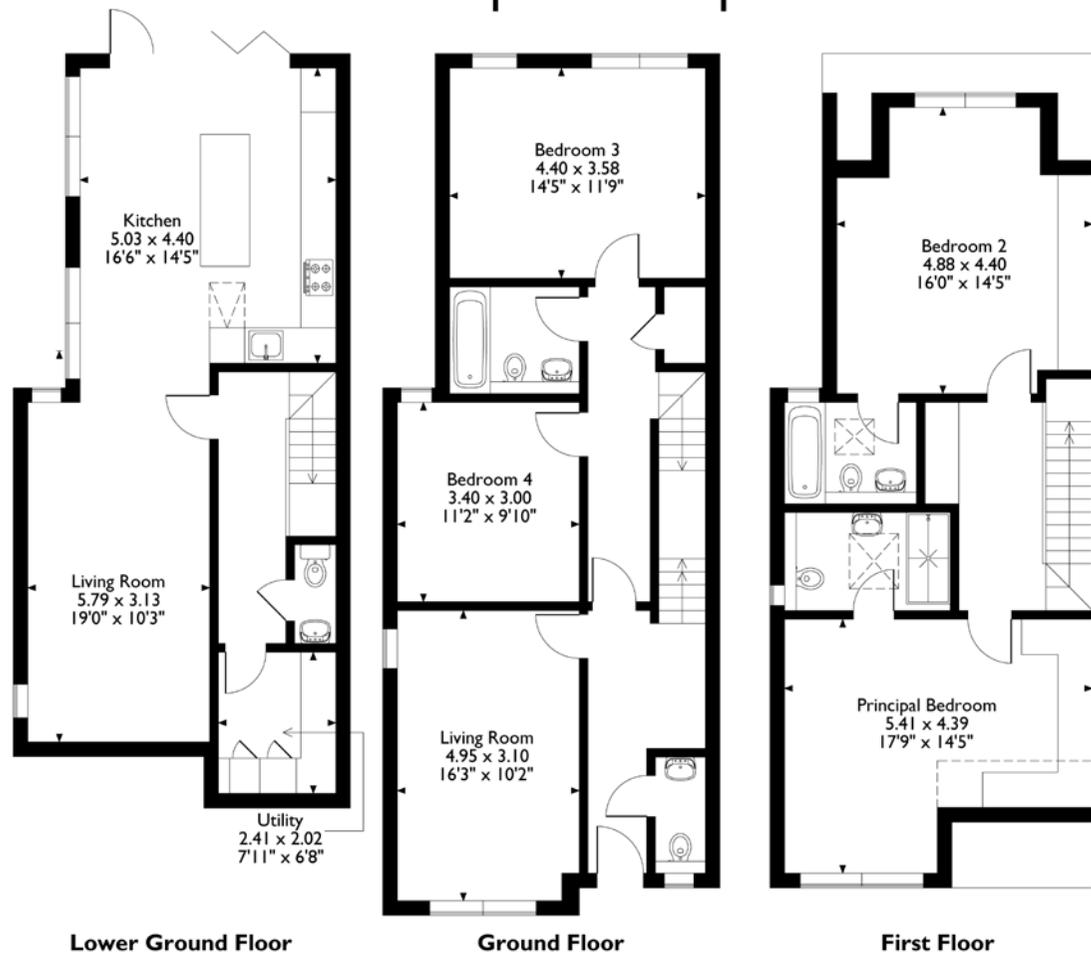


04 FIRST FLOOR



53 Elstree Road, Bushey

Approximate Gross Internal Area 1981 sq ft / 184 sq m



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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